

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.3**

**Site: Melville Building**

**Planning Application Number: 16/01376/FUL**

**Applicant: Mr Adam Willetts Urban Splash**

**Page:**

## Anti-Social Behaviour at Reservoir

The applicant has agreed to install bollards at the access to the reservoir in order to address the police liaison officer comments. These will be installed from the start but only used if there are any issues of anti-social behaviour. A plan has been submitted showing the bollards.

On this basis condition 2 (approved plans will need to be amended to 1103 GA 0210 Rev J (and supersede 1103 GA 210 Rev H).

A condition will be added on this basis to secure the implementation of the bollards.

*Prior to the first use of the reservoir car park, in accordance with details to be agreed by the local planning authority, fold down bollards will be installed at the reservoir entrance and retained in situ (to be used if occurrences of anti-social behaviour).*

*Reason: In order to prevent disorder and fear of crime in accordance with sections 58 and 69 of the National Planning Policy Framework March 2012 and Core Strategy Policy CS32 designing out crime.*

## Additional letters of representation

Additional 16 letters of representation from 10 residents on the following grounds:

- Comparison with parking on the Hoe and in the Citadel
- Area has been left unkempt deliberately, allowed to deteriorate
- Transport comments contradictory by encouraging sustainable transport solutions but also not objecting to more parking
- Parking in reservoir not justified for parking just a few hours a week
- Looking at hotel occupancy levels and applying it to Melville, it is considered that the parking requirement is lower than the transport statement confirms
- Bollard was a welcome addition, now removed, the reservoir will not be an overflow
- Inner gates would not allow for access to Admiralty Cottages
- Could screening of the car park be put in place for residents accessing Admiralty Cottages
- Replacement signage needed for Admiralty Cottages
- Request tree doesn't overgrow and block views
- Management needed to deal with dangerous driving and anti-social behaviour in Devil's Point south
- Object to loss of bollards and possibility of crime and anti-social behaviour

- Opposed to de-designation of CWS and findings of the biodiversity and enhancement report that state reservoir has no ecological value
- How are lights to be activated?
- What about drainage of the reservoir?
- Alternative: multi storey car park under nursery car park and use excavated material as sea defences, use parking set aside for artists quarter, Devil's Point car park could be enlarged and not charged, parking spaces could be reserved within the RWY for hotel use, parking surveys in the RWY show capacity most of the time
- Allocated parking could be suspended on Sundays
- Agree new transport strategy submitted (condition) and drainage details needed for reservoir (condition)

One letter of support on the ground that bollards are reinstated to restrict the use of the reservoir for cars for use in peak times only. This would allow the reservoir to be used for community uses when not in use as a car park.

#### Comment on additional letters of representations

Conditions are proposed to deal with drainage (condition 9) and lighting (condition 5).

Officers have reviewed the biodiversity and enhancement report and have no objection to the report. For clarity only the reservoir would need to be de-allocated.

Letters of representation have suggested various alternatives to the parking proposals. For clarity, officers can only assess the application as submitted.

The need for parking has been addressed within the Transport comments. Notwithstanding the need for parking, officers still need to consider sustainable transport measures and this is addressed through the travel plan requirements (condition 20).

There is no right to a view; however a landscape management plan (condition 14) will detail how the landscape (including trees) will be managed.

Devil's Point south would be managed by PCC. For clarity PCC currently manage Western Kings and it is not considered there is any deliberate neglect.

The details for the gates for Admiralty Cottages can be dealt with through the landscape condition (condition 5).

As each site is considered on its own merits, it is not a material planning consideration to compare the current application with different sites with different constraints and characteristics as suggested e.g. the Citadel/Hoe.

#### Plan reference amendment

Condition 2 should be amended to include the following plan reference numbers:

1103 GA 030 PL2 Proposed north elevation (and supersede PL1)